

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2009138035 1 PG

2009 NOV 06 11:57 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

DCOURSEY Receipt#1219549

Doc Stamp-Deed: 0.70

Recording 10.00  
Doc Stamps .70

Prepared Without Benefit of Title Exam by and return to:

LAURIE B. SAMS, Esq.

3859 Bee Ridge Road, Suite 202

Sarasota, Florida 34233

(941) 923-1685

Grantee(s) S.S. #(s)

Property Appraiser's Parcel ID (Folio) Number(s): 0057-14-2004



2009138035

**WARRANTY DEED**

THIS WARRANTY DEED, made by JOSEPH T. VU and HUYEN-DIU N. VU n/k/a HELENE VU, herein called Grantor, to JOSEPH T. VU and HELENE VU, as Trustee under the provisions of the JOSEPH T. VU and HELENE VU Revocable Trust dated October 29<sup>th</sup>, 2009, or any successor trustee, whose post office address is 6422 Barberry Ct., Bradenton Florida 34202, , herein called Grantee:

**WITNESSETH:** That Grantor, in consideration of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota, Florida:

UNIT 4, OAK RIDGE PLAZA, a condominium according to the Declaration of Condominium recorded in Official Records Book 1738, Page 1495, and all exhibits and amendments thereof, and as recorded in Condominium Book 23, Page 36a through 36e, of the Public Records of Sarasota County, Florida.

Subject to conditions, restrictions, easements, limitations, and reservations of record, if any, and zoning ordinances and real estate taxes for the current and subsequent years.

TO HAVE AND TO HOLD the said property in fee simple upon the trust and for the uses and purposes herein and in said Trust Agreement set forth. Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, all as set forth in Florida Statutes §689.071.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to sell and convey said property; that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever and that said property is free of all encumbrances not set forth herein.

IN WITNESS WHEREOF, Grantor signed and sealed this deed on October 29<sup>th</sup>, 2009

Signed, sealed and delivered in the presence of:

Debra J. Austin  
DEBRA J. AUSTIN

Dina M. Volack  
DINA M. VOLACK

Joseph T. Vu  
JOSEPH T. VU

Huyen-Diu N. Vu n/k/a Helene Vu  
HUYEN-DIU N. VU n/k/a HELENE VU

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of October, 2009 by JOSEPH T. VU and HUYEN-DIU N. VU n/k/a HELENE VU, who are personally known OR who produced drivers' licenses as identification

My Commission Expires August 11, 2010  
LAURIE B. SAMS  
MY COMMISSION # DD 563394  
EXPIRES: August 11, 2010  
Bonded Thru Budget Notary Services

Laurie B. Sams  
Notary Public - State of Florida